LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1708 Thomas Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Craig Isaac (Tori Jahn/Nichole Gordon, Owners)

This application was continued from September for height reduction.

Details of Proposed Request

Existing Conditions
The existing structure is a one story Bungalow style house constructed in 1930. Architectural features include a low gable roof with front shed dormer and full width porch. Adjacent structures are one, one and one half, and two story dwellings.

Original Proposal
The proposal is a second story addition with a front and rear dormer. The front shed dormer would be replaced with a taller gabled dormer. The new ridge height is approximately 9.75’ taller than existing, total height is +/-27’. Siding materials are wood with trim details to match existing.

Revised Proposal – September 9, 2015
Revisions to the previous plans include the following:
1. The front dormer roof has been changed from a gable to a shed.

Revised Proposal – October 14, 2015
1. The overall height has been reduced to 25’
2. The second story window on the right side has been changed to a casement window.
3. Siding materials are wood with trim details to match existing.

Policy & Design Guidelines - Additions
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size the relationship of the project to its site
   b. Scale the relationship of the building to those around it
   c. Massing the relationship of the building’s various parts to each other
   d. Fenestration the placement, style and materials of windows and doors
   e. Rhythm the relationship of fenestration, recesses and projections
   f. Setback in relation to setback of immediate surroundings
   g. Materials proper historic materials or approved substitutes
   h. Context the overall relationship of the project to its surroundings
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis
The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building façade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridge line of the houses depicted herein. No reyard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (NAD 88) (sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

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Building Heights Sketch of
1700 BLOCK of THOMAS AVENUE
EVEN SIDE – FACING EAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 01, 2015

Scale 1" = 20'

0' 20' 40' 60' 80' 100'
October 2015

Note:
- Reuse as much existing material as possible or match existing profiles, finishes and dimensions.